040.0	0003	0011.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	671,200 /	671,200
					USE VALUE:	671,200 /	671,200
					ASSESSED:	671,200 /	671,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		RIVER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JAMIESON ANDREW &
Owner 2:	NIHILL THREASA
Owner 3:	
Street 1:	33 RIVER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MACY PATER M/TRUSTEE -
Owner 2:	YOLANDA RADUAZZO IRREVOCABLE -
Street 1:	32 RIVER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,800 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 1920 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4800.000	220,000		451,200	671,200
Total Card	0.110	220,000		451,200	671,200
Total Parcel	0.110	220,000		451,200	671,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.58 | /Parcel: 349.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	26741
GIS Ref	
GIS Ref	
Insp Date	11/09/16

!3295!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	220,000	0	4,800.	451,200	671,200	671,200	Year End Roll	12/18/2019
2019	101	FV	191,800	0	4,800.	479,400	671,200	671,200	Year End Roll	1/3/2019
2018	101	FV	191,800	0	4,800.	349,700	541,500	541,500	Year End Roll	12/20/2017
2017	101	FV	190,000	0	4,800.	304,600	494,600	494,600	Year End Roll	1/3/2017
2016	101	FV	190,000	0	4,800.	259,400	449,400	449,400	Year End	1/4/2016
2015	101	FV	177,900	0	4,800.	253,800	431,700	431,700	Year End Roll	12/11/2014
2014	101	FV	177,900	0	4,800.	208,700	386,600	386,600	Year End Roll	12/16/2013
2013	101	FV	177,900	0	4,800.	198,500	376,400	376,400		12/13/2012

PRINT

Date	Time
12/10/20	18:34:50

LAST REV

Date	Time
09/20/17	08:47:06
apro	
3295	

USER DEFINED

Prior Id # 1:	26741
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACY PATER M/TR	66744-445		1/29/2016	Private	485,000	No	No		
RADUAZZO YOLAND	59979-150		9/12/2012	Convenience	99	No	No		Yolanda Raduazzo dod 10/05/2015
	14896-224		2/1/1983		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/8/2016	241	Manual	1,500					beam in Kitch
2/23/2016	184	Redo Kit	16,800		2/23/2016			Renovate existing

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2016	Measured	DGM	D Mann
11/9/2016	Permit Visit	DGM	D Mann
1/6/2009	Meas/Inspect	294	PATRIOT
3/14/2000	Inspected	264	PATRIOT
3/1/2000	Measured	263	PATRIOT
8/17/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4800		Sq. Ft.	Site		0	80.	1.18	1									451,200						451,200	

Total AC/HA:	0.11019	Total SF/SM:	4800	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	451,200	Spl Credit		Total:	451,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99693000
Adj $ / SQ:	141.315
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	318860
Depreciation:	98847
Depreciated Total:	220014

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

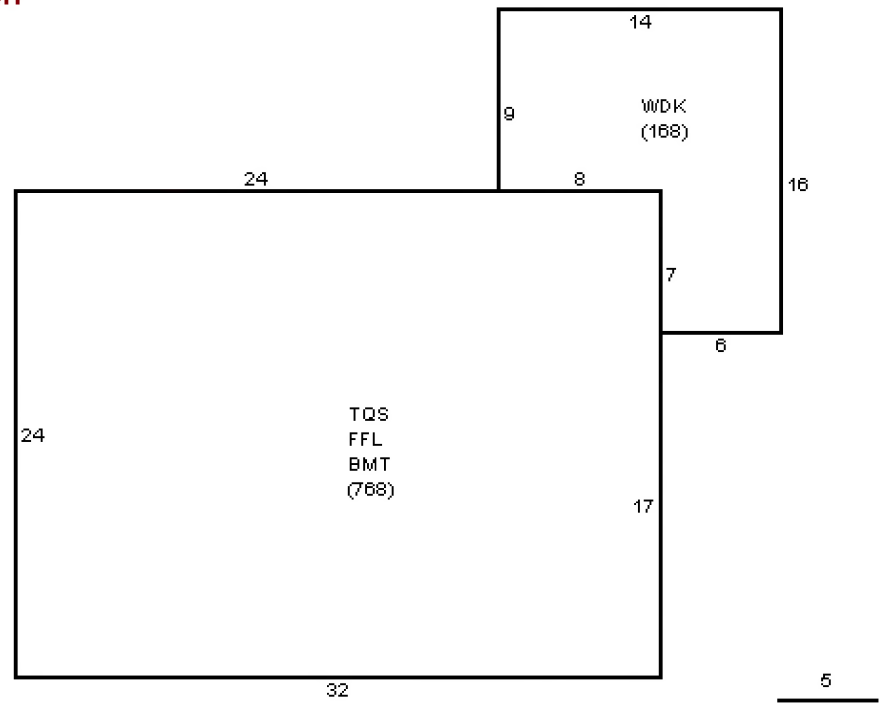
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.31
Special Features:	0	Val/Su Net:	96.49
Final Total:	220000	Val/Su SzAd	163.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	63.060	48,431
FFL	First Floor	768	141.310	108,530
TQS	3/4 Story	576	141.310	81,397
WDK	Deck	168	11.920	2,002
	Net Sketched Area:	2,280	Total:	240,360
Size Ad	1344	Gross Are	2472	FinArea 1920

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

040.0-0003-0011.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X8	A	AV	1975	0.00	T	35.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc